048.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,800 / 800,800
					USE VALUE:	800,800 / 800,800
					ASSESSED:	800,800 / 800,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURT JOHN D			
Owner 2:	PRESTON JOANNE			
Owner 3:				
Street 1:	42 MYSTIC LAKE DR			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BURT JOHN D -
Owner 2:	-
Street 1:	42 MYSTIC LAKE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,660 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6660.000	299,900	5,100	495,800	800,800
Total Card	0.153	299,900	5,100	495,800	800,800
Total Parcel	0.153	299,900	5,100	495,800	800,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.23 | /Parcel: 491.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34359

GIS Ref

GIS Ref

Insp Date 11/10/18

!4095!

PREVIOUS ASSESSMENT

Parcel ID 048.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,000	5100	6,660.	495,800	800,900	800,900	Year End Roll	12/18/2019
2019	101	FV	237,200	5100	6,660.	526,800	769,100	769,100	Year End Roll	1/3/2019
2018	101	FV	237,200	5100	6,660.	384,300	626,600	626,600	Year End Roll	12/20/2017
2017	101	FV	237,200	5100	6,660.	334,700	577,000	577,000	Year End Roll	1/3/2017
2016	101	FV	237,200	5100	6,660.	285,100	527,400	527,400	Year End	1/4/2016
2015	101	FV	224,100	5100	6,660.	278,900	508,100	508,100	Year End Roll	12/11/2014
2014	101	FV	224,100	5100	6,660.	229,300	458,500	458,500	Year End Roll	12/16/2013
2013	101	FV	224,100	5100	6,660.	218,200	447,400	447,400		12/13/2012

PRINT

Date	Time
12/10/20	19:10:29

LAST REV

Date	Time
04/09/19	15:37:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4095

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURT JOHN D	35868-268		7/11/2002	Family	1	No	No		
BURT DONNA	25759-335		10/25/1995			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/1997	629	Manual	6,000					REBUILD PORCH
8/9/1993	379	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	Meas/Inspect	HS	Hanne S
4/16/2009	Meas/Inspect	163	PATRIOT
3/29/2000	Inspected	276	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34359
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6660		Sq. Ft.	Site		0	80.	0.93	1									495,840						495,800	

Total AC/HA: 0.15289 | Total SF/SM: 6660 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,840 | Spl Credit | Total: 495,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29409266
Const Adj.:	0.98000199
Adj $ / SQ:	164.868
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434617
Depreciation:	134731
Depreciated Total:	299886

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

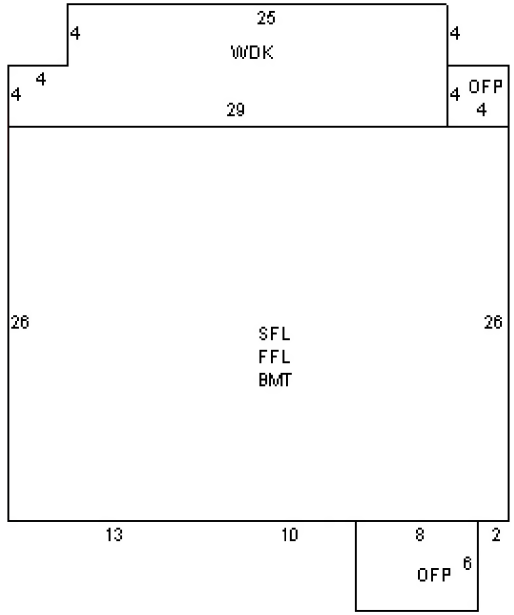
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.35
Special Features:	0	Val/Su Net:	108.35
Final Total:	299900	Val/Su SzAd	183.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	858	49.460	42,437
FFL	First Floor	858	164.870	141,457
SFL	Second Floor	772	164.870	127,311
WDK	Deck	216	10.420	2,250
OFP	Open Porch	64	41.440	2,652

Net Sketched Area:	2,768			Total:	316,107
Size Ad	1630.1999	Gross Are	2854	FinArea	1630

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100